

# RED MOUNTAIN RANCH CDOT – UTILITY BORING PLAN

LOCATED TO THE SOUTHEAST OF US-6 AND NOGAL ROAD

LOCATED IN TRACT 70 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

## LEGAL DESCRIPTION:

PARCEL 1, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT  
RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE  
OF COLORADO.

CONTAINING 17.510 ACRES, MORE OR LESS.

## BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY  
RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF  
PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO.  
202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS  
26598" AND A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598  
P.O.L.", WITH THE LINE BETWEEN BEARING SOUTH 59° 02' 01" WEST, AS RECORDED  
ON THE PLAT THEREOF.

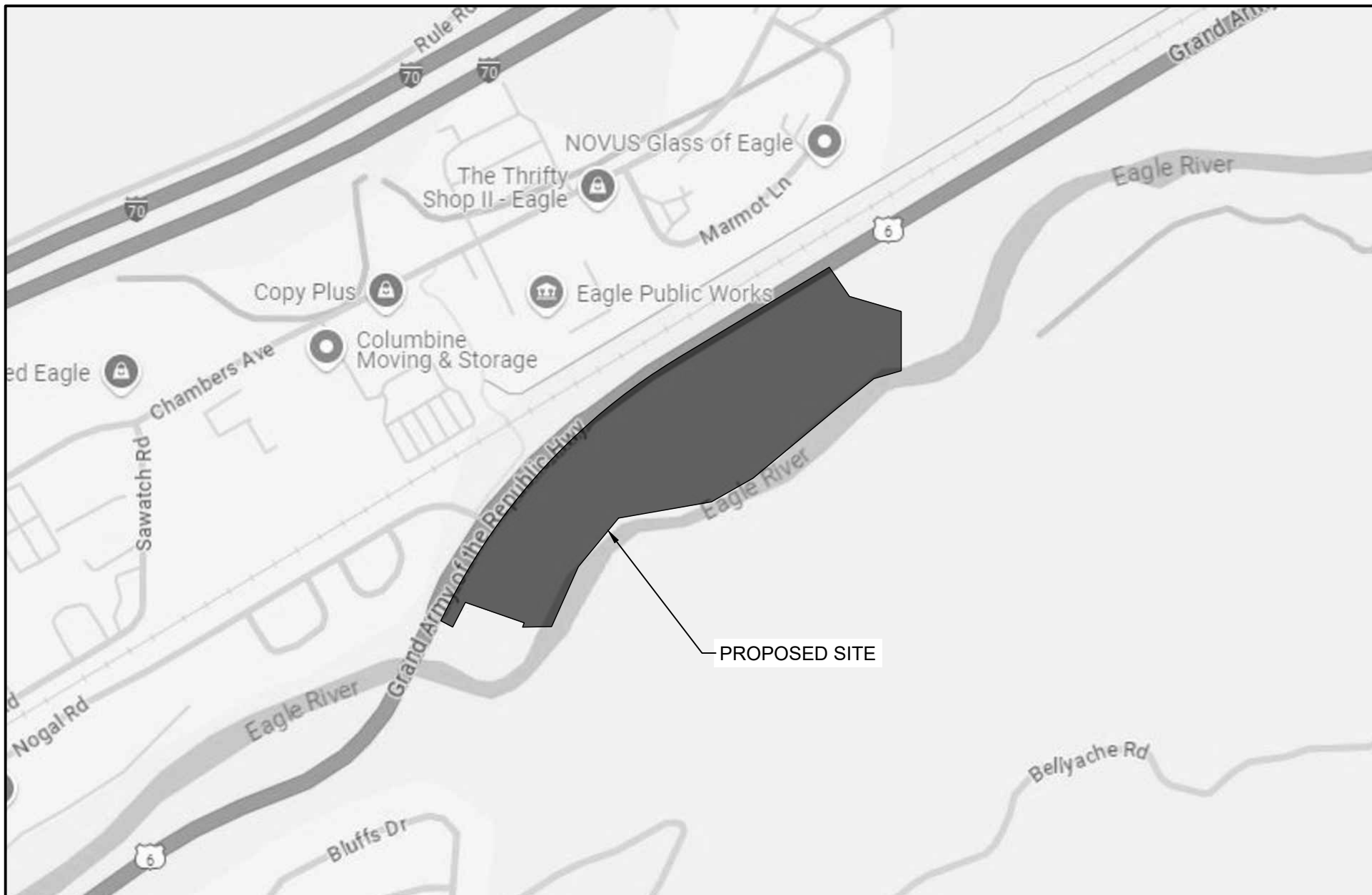
## BENCHMARK:

IN ORDER TO BE CONSISTENT WITH EXISTING INFORMATION FOR THE SUBJECT  
SITE, THE ELEVATIONS SHOWN HEREON ARE BASED UPON PREVIOUS SURVEY  
WORK PERFORMED BY ARCHIBEQUE LAND CONSULTING, LTD. IN WHICH THE  
ELEVATION IS STATED FOR THE FOLLOWING BENCHMARK IS 6687.35' (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED UPON A POST PROCESSED STATIC  
GNSS TIE UTILIZING GEOID 18B TO MODEL THE ELLIPSOIDAL SEPARATION ON A  
FOUND 3" BRASS CDOH CAP ON A 6" CONCRETE POST STAMPED "STATE HIGHWAY  
DEPT - R.O.W. MARKER - FAP NO. NRH240 E - STA 544+53.5" LOCATED  
APPROXIMATELY 1 MILE EAST OF THE ENTRANCE TO THE SUBJECT SITE ALONG  
U.S. HIGHWAY 6 AND NORTHEAST OF AN ENTRANCE/RAILROAD CROSSING  
APPROXIMATELY 230' AND NORTH OF THE NORTHERLY EDGE OF ASPHALT FOR U.S.  
HIGHWAY 6 APPROXIMATELY 40'. SAID POINT HAVING A PREVIOUSLY SURVEYED  
ELEVATION OF 6687.35' (NAVD88)

## SITE BENCH MARKS:

CONTROL PNT NO. 13900 - SET NO.5 REBAR WITH A 1.25" PINK PLASTIC CAP  
STAMPED "FWS CONTROL" APPROXIMATELY 0.1' ABOVE GRADE



## VICINITY MAP

SCALE 1" = 500'

## INDEX OF SHEETS

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WATER MAIN 1 - PLAN & PROFILE - STA. 10+00 - 14+83	9
WATER MAIN 1 - PLAN & PROFILE - STA. 35+25 - 40+00	10

## GENERAL NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
4. REFERENCE TOWN OF EAGLE APPROVED CIVIL PLANS FOR ADDITIONAL WATER AND SEWER PLAN & PROFILE DESIGN.
5. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
6. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.
7. REFERENCE AREMA MRE MANUAL FOR DRY JACK AND BORE METHODS

CIVIL ENGINEER:  
**WILSON & COMPANY**  
990 S BROADWAY SUITE 220  
DENVER, COLORADO 80209  
PHONE: 303-297-2976  
FAX: 303-297-2683  
www.wilsonco.com

PROPERTY OWNERS:  
**GRIFFIN DEVELOPMENT, LLC**  
701 W. LIONHEAD CIR.  
VAIL, CO 81657

THIS CONSTRUCTION  
DOCUMENT IS FOR  
REFERENCE ONLY.  
ALL WORK IS TO BE  
COMPLETED USING FINAL  
APPROVED AND STAMPED  
PLANS BY THE TOWN OF  
EAGLE.

PROJECT NAME:  
**RED MOUNTAIN RANCH**  
17500 US-6  
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 23-600-691-00

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: JANUARY 16, 2026

SHEET TITLE:

COVER PAGE

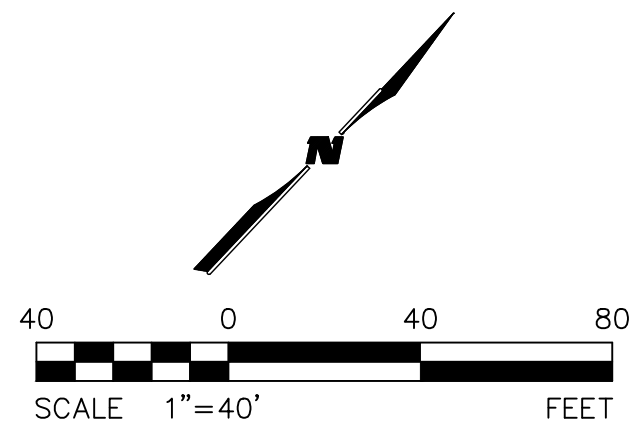
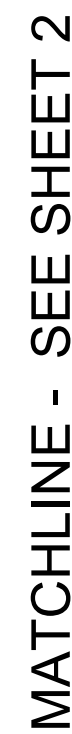
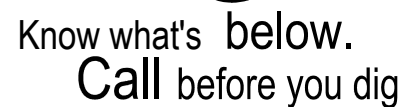
SHEET DESC.: 1

SHEET NO.: 1 OF 10



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& COMPANY**

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GRIFFIN  
DEVELOPMENT,  
LLC

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PROJECT NAME: RED MOUNTAIN RANCH

[illegible]

PROJECT NO:	23-600-691
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DESIGNED BY: \_\_\_\_\_ E

DRAWN BY:

CHECKED BY: \_\_\_\_\_ E

DATE: JANUARY 16, 2019

SHEET TITLE:

OVERALL SITE  
PLAN - EAST

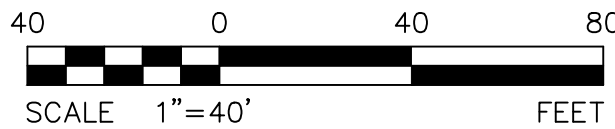
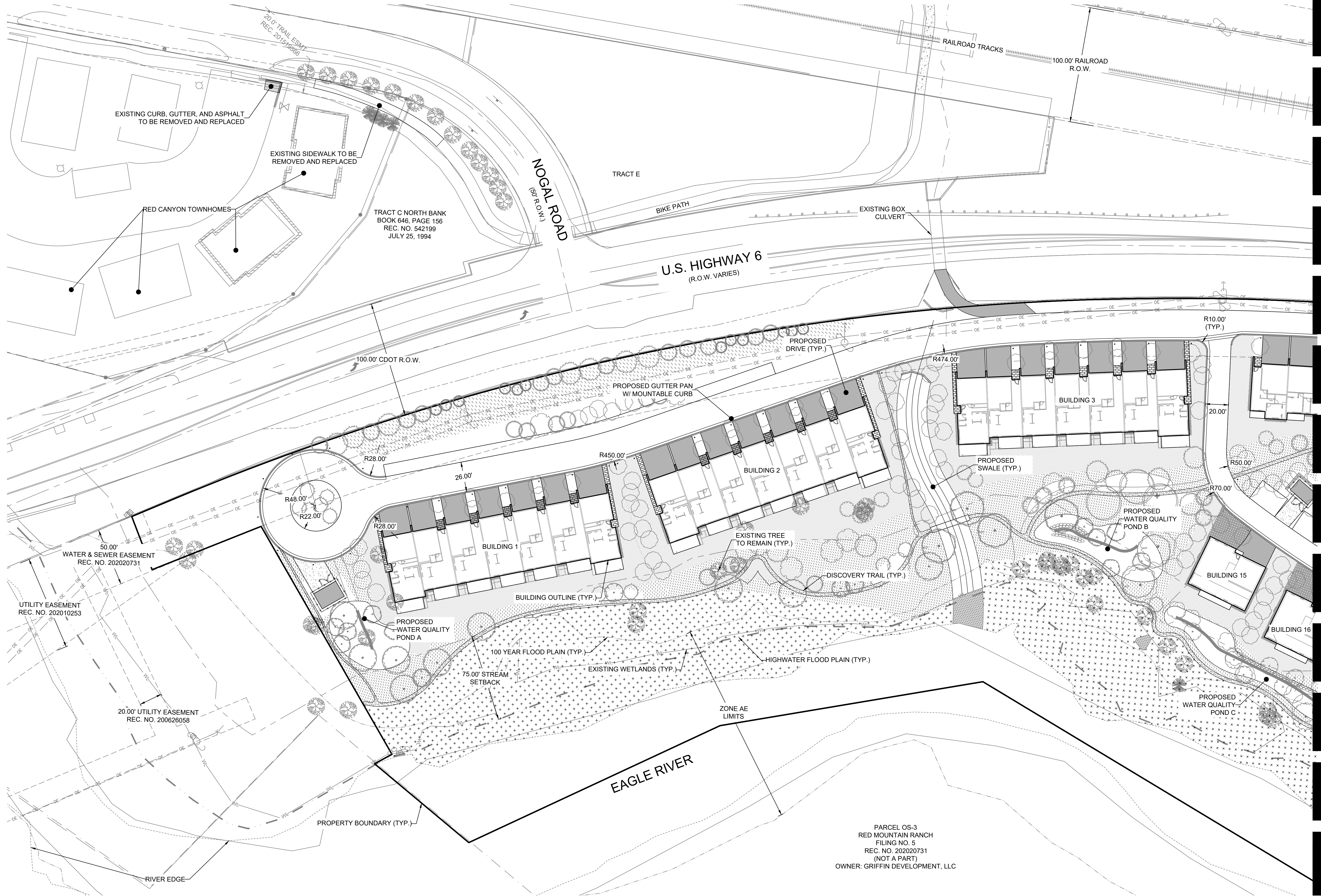
SHEET DESC. :

SHEET NO.: 3 OF 4





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MATCHLINE - SEE SHEET 3

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REV.	DATE	DESCRIPTION	BY

PROJECT NO: 23-600-691-00  
DESIGNED BY: BDB  
DRAWN BY: TLC  
CHECKED BY: BDB  
DATE: JANUARY 16, 2026  
SHEET TITLE:  
**OVERALL SITE PLAN - WEST**

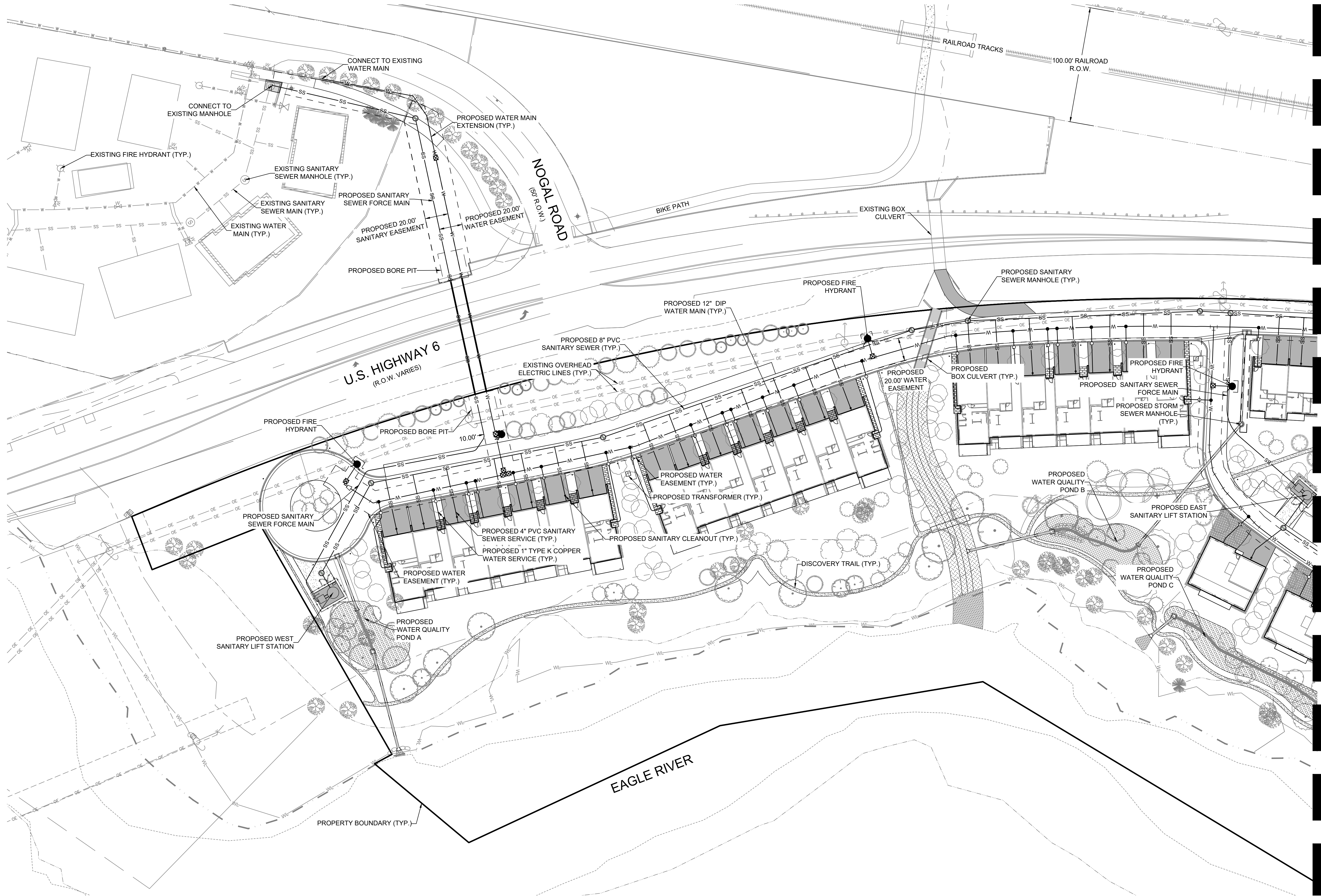
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SHEET NO.: 2 OF 10



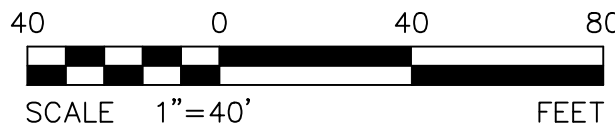
1/19/2026 M:\MSD\23-600-691-002\_Disciplines\ SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg



Know what's below.  
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MATCHLINE - SEE SHEET 5



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**OVERALL UTILITY PLAN - WEST**

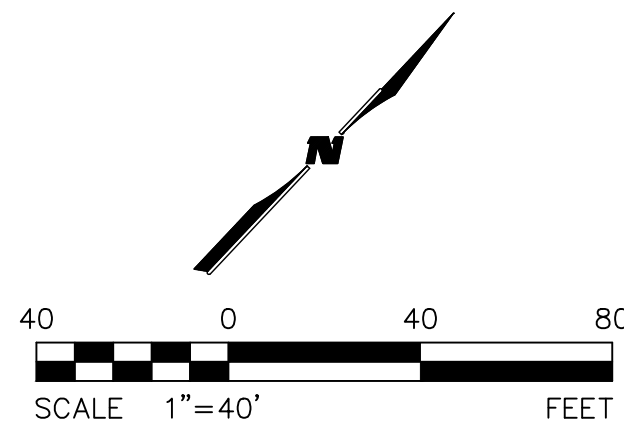
SHEET DESC.: 4  
SHEET NO.: 4 OF 10



MATCHLINE - SEE SHEET 4



Know what's below.  
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MATCHLINE - SEE SHEET 6

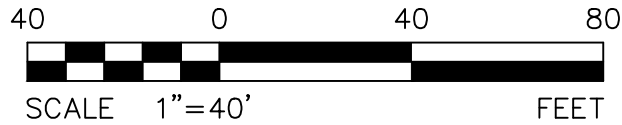
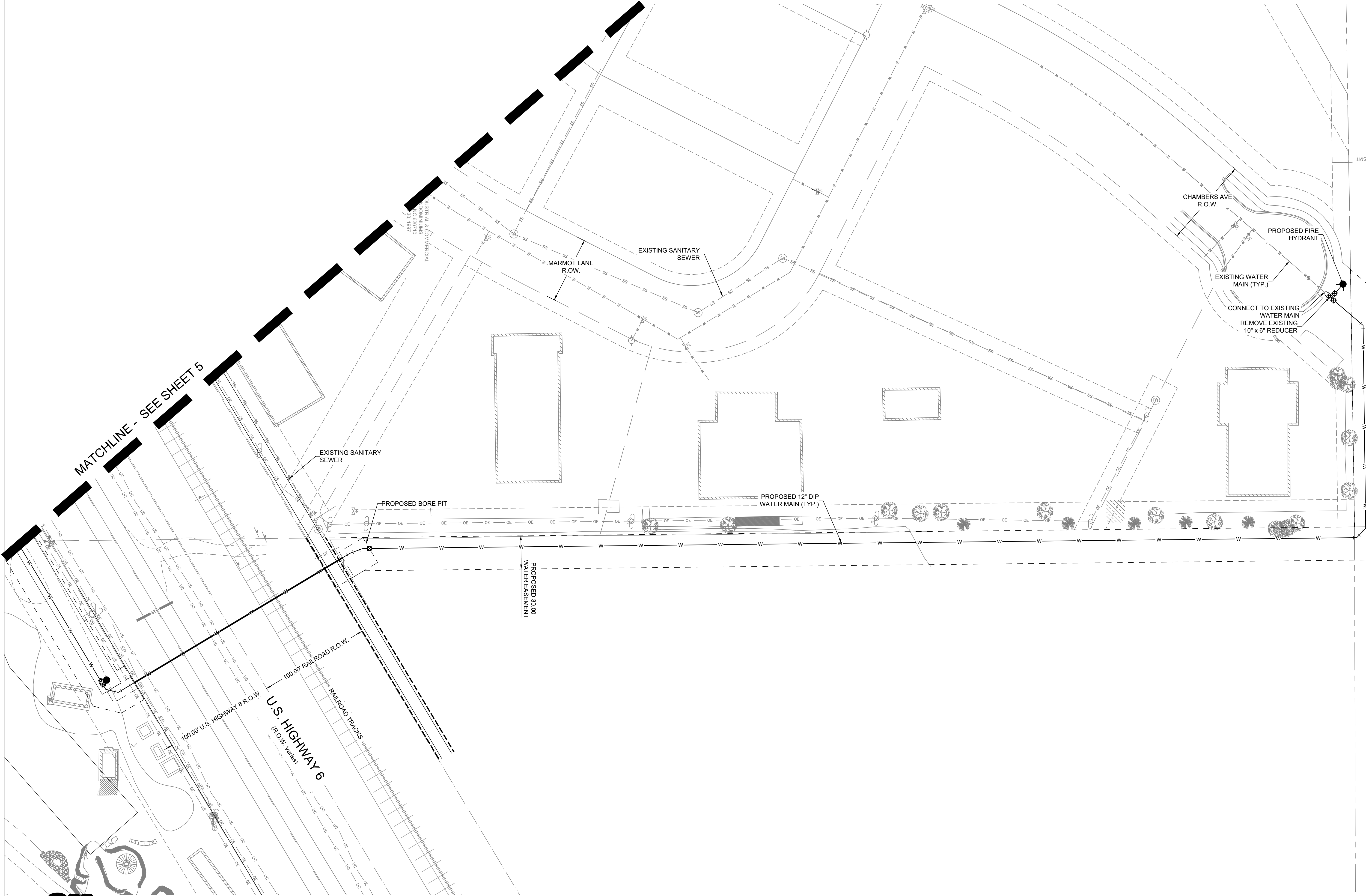
CIVIL ENGINEER: <b>WILSON &amp; COMPANY</b> 990 S BROADWAY SUITE 220 DENVER, COLORADO 80209 PHONE: 303-297-2976 FAX: 303-297-2693 www.wilsonco.com		PROPERTY OWNERS: <b>GRIFFIN DEVELOPMENT, LLC</b> 701 W. LIONHEAD CIR. VAIL, CO 81657	
SEAL: THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE TOWN OF EAGLE.		PROJECT NAME: <b>RED MOUNTAIN RANCH</b>	
PROJECT NO:	23-600-691-00	DESIGNED BY:	BDB
DRAWN BY:	TLC	CHECKED BY:	BDB
DATE:	JANUARY 16, 2026	DATE:	
SHEET TITLE: <b>OVERALL UTILITY PLAN - EAST</b>		DESCRIPTION	
SHEET DESC.:		DATE	BY
SHEET NO.:		5	
5 OF 10			





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MATCHLINE - SEE SHEET 5



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PROJECT NAME:  
**RED MOUNTAIN RANCH**  
17500 US-6  
EAGLE COLORADO 81631

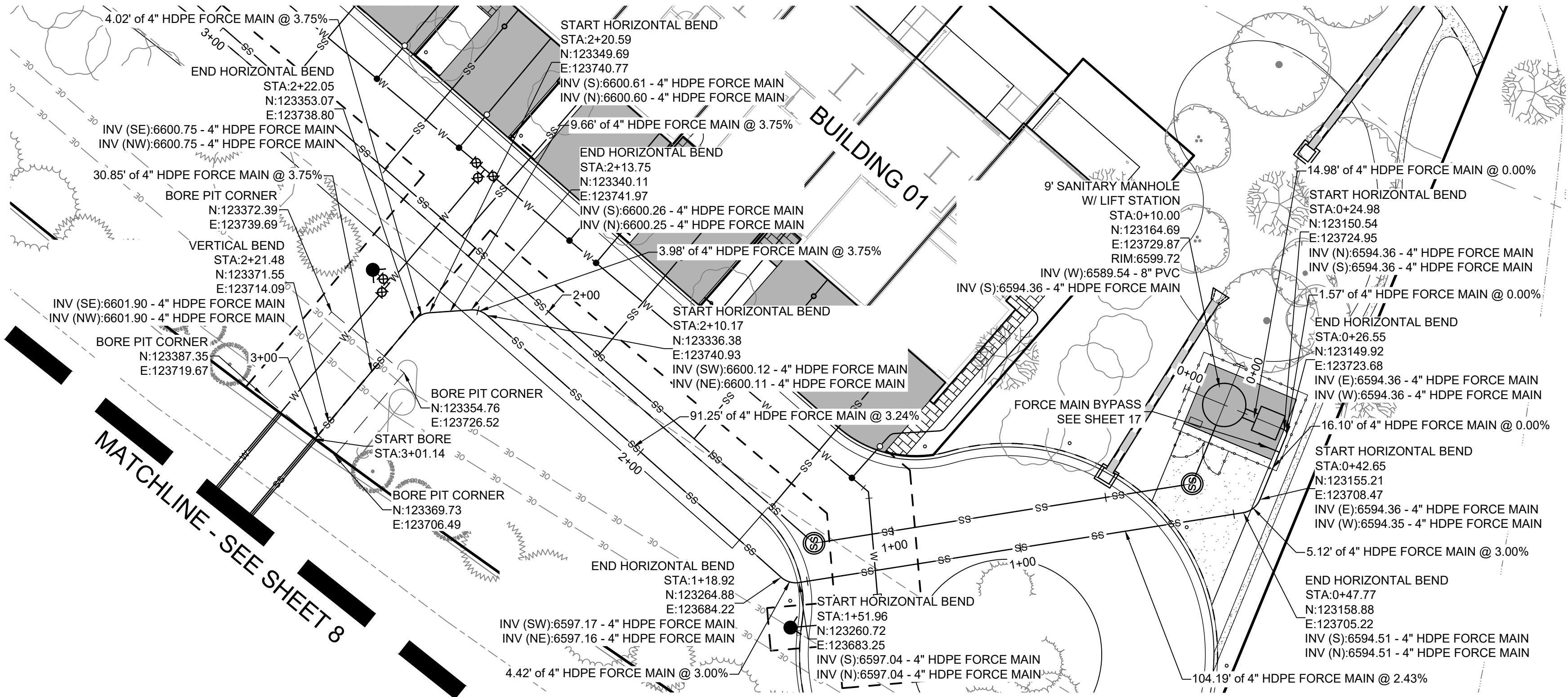
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 16, 2026
SHEET TITLE:	OVERALL UTILITY PLAN - NORTHEAST
SHEET DESC. :	6
SHEET NO. :	6 OF 10

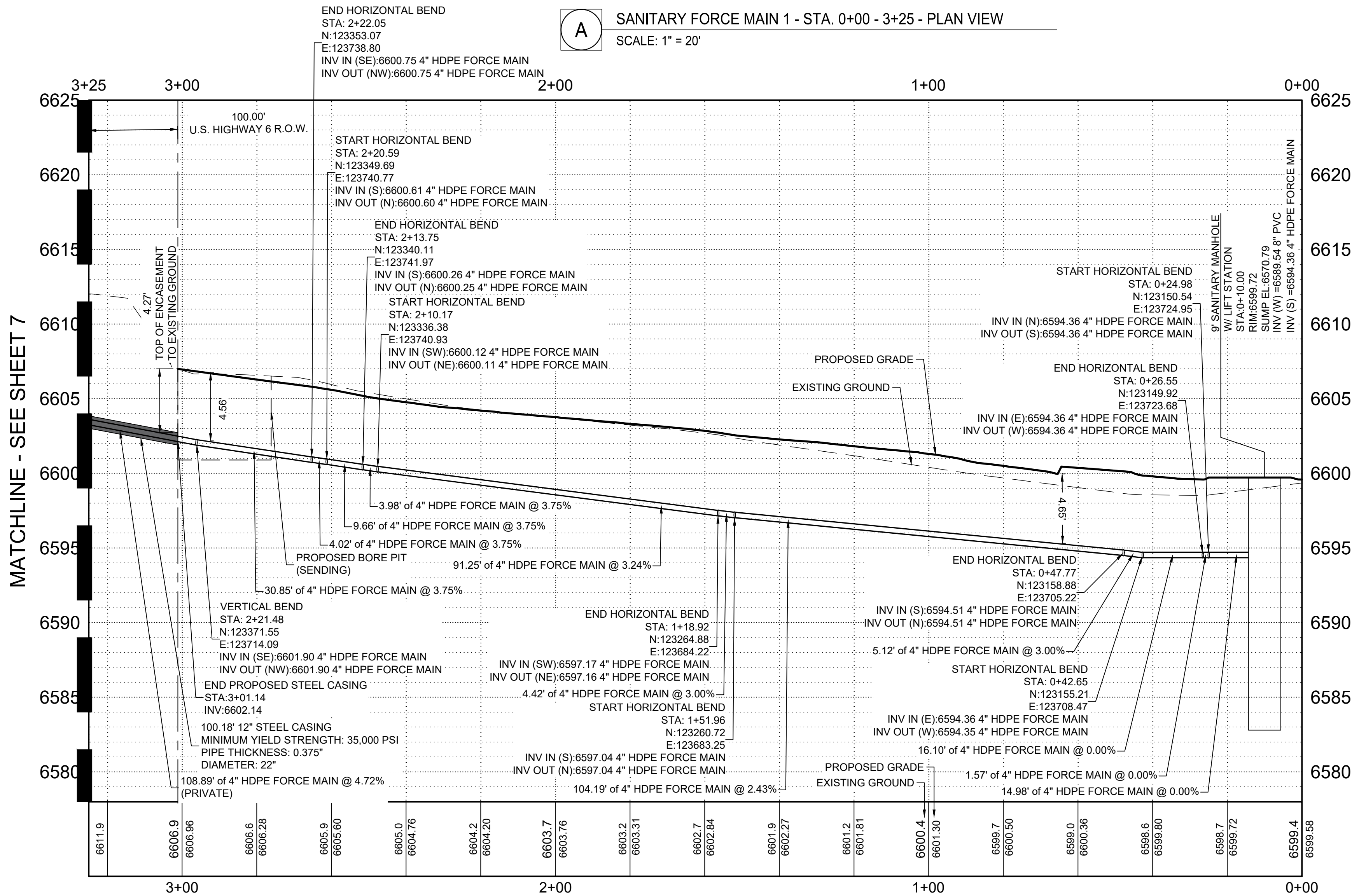




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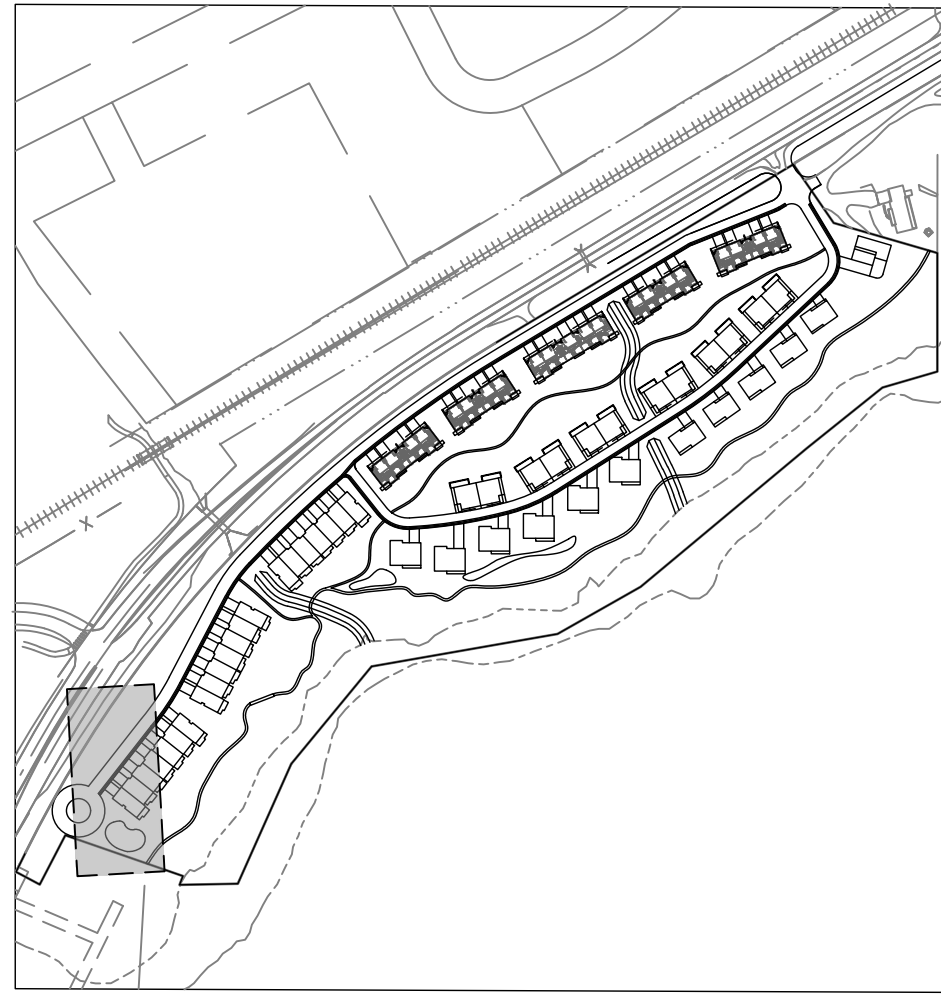
**A** SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PLAN VIEW  
SCALE: 1" = 20'



**B** SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PROFILE VIEW  
SCALE: H 1" = 20' V 1" = 5'

**NOTE TO CONTRACTOR**

CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.



**KEY MAP**  
SCALE: 1" = 350'

**GENERAL NOTES**

- WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
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- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
- REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

**REPLACEMENT OF PUBLIC IMPROVEMENTS**

- ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
- ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
- ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

**STATIONING AND PIPE LENGTH NOTE**

STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

**TERMINATION OF CASING NOTE**

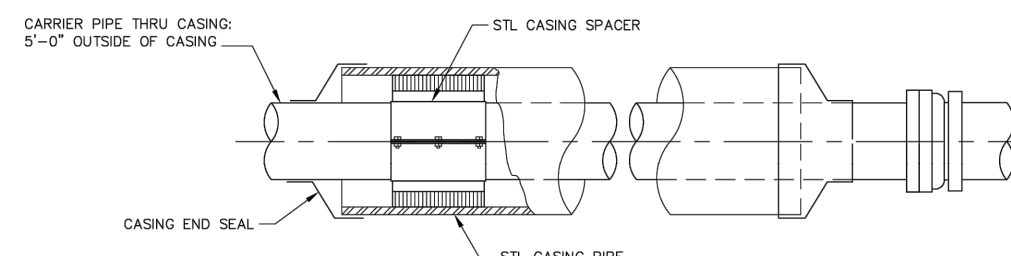
FOR THE TERMINATION OF CASING LINK-SEAL MODULAR SEALS, BY GPT WILL BE USED.

**CASING SPACERS NOTE**

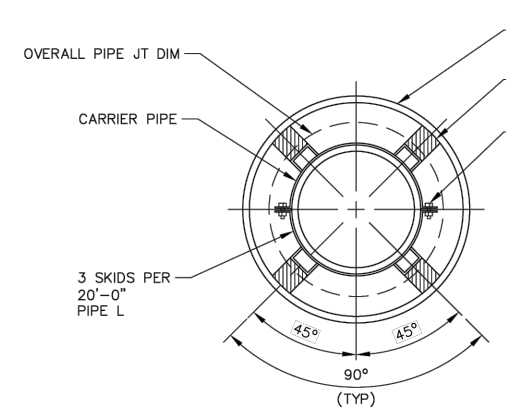
FOR CASING SPACERS POLYETHYLENE RUNNERS WILL BE USED PER ASTM F2306.

**BORE PIT NOTE**

EDGE OF BORE PIT WILL BE SHORED TO AVOID IMPACTS TO NEIGHBORING PROPERTY.

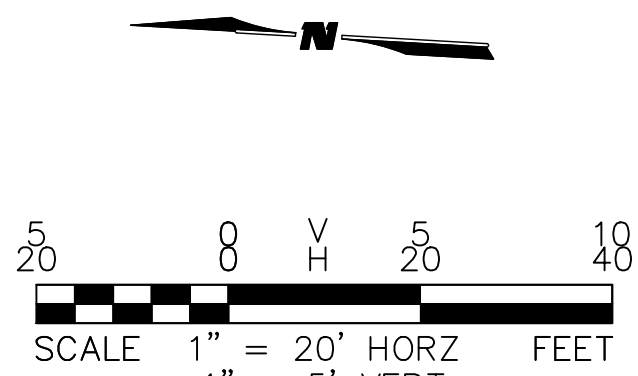


**SLED**



**PIPE CASING**

CARRIER PIPE NOMINAL #	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.32"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"



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17500 US-6  
EAGLE COLORADO 81631

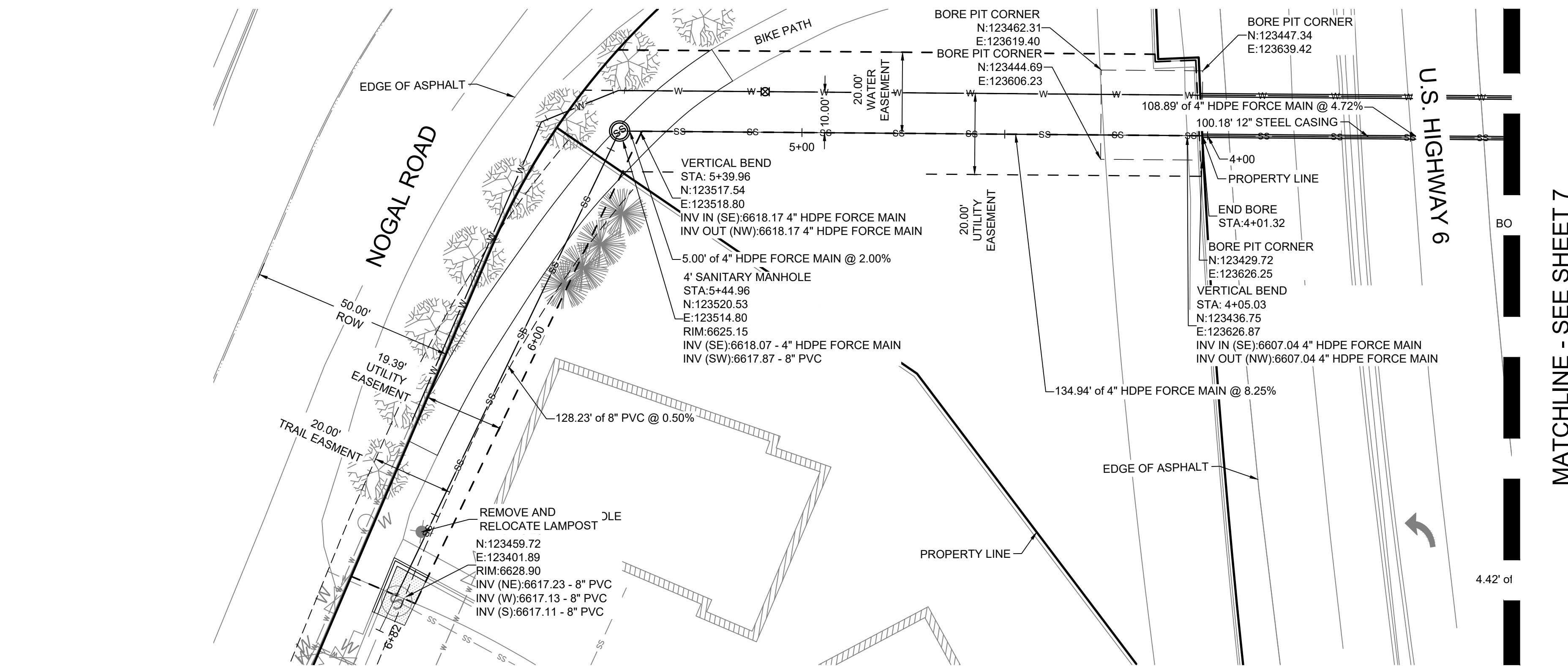
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 16, 2026
SHEET TITLE:	<b>SANITARY FORCE MAIN 1 - PLAN &amp; PROFILE - STA. 0+00 - 3+25</b>
SHEET DESC.:	7
SHEET NO.:	7 OF 10

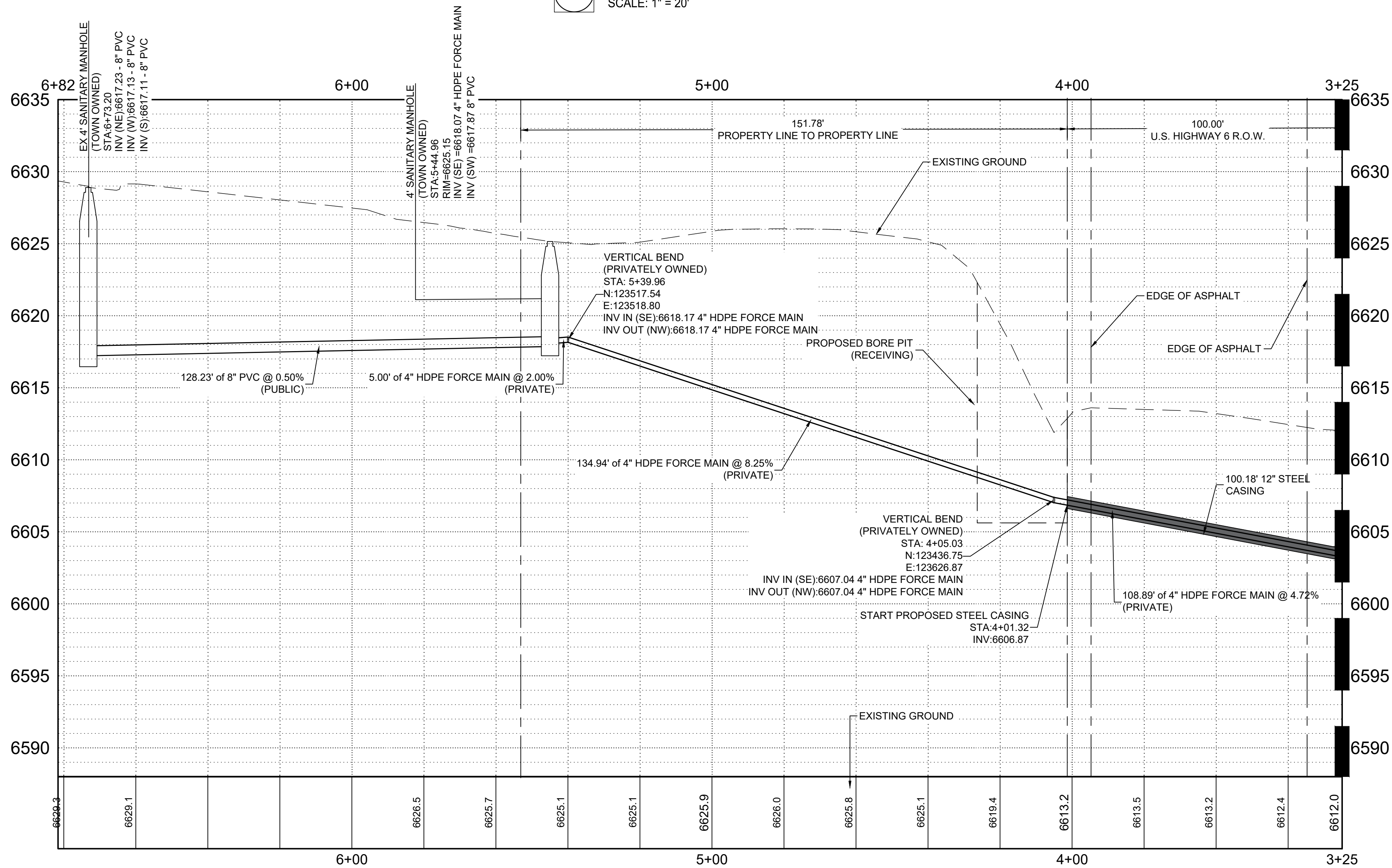




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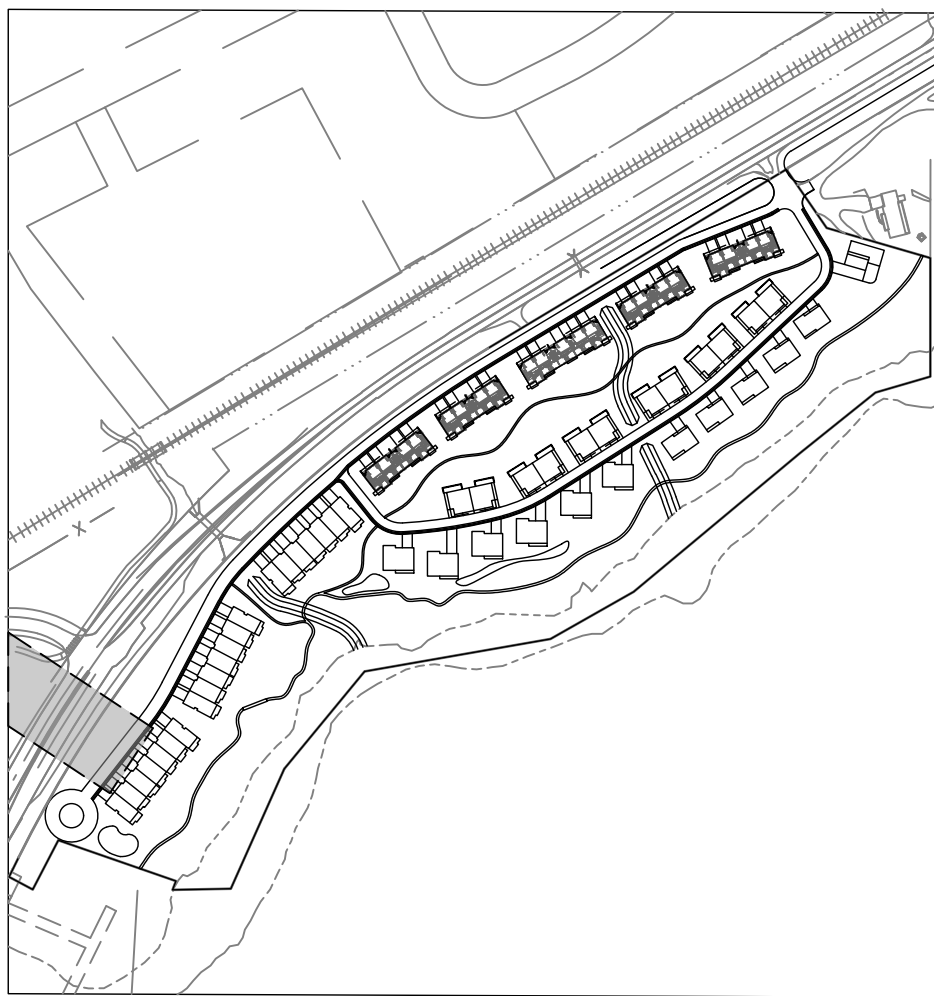
**A** SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PLAN VIEW  
SCALE: 1" = 20'



**NOTE TO CONTRACTOR**

CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

**B** SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PROFILE VIEW  
SCALE: H 1" = 20' V 1" = 5'



**KEY MAP**  
SCALE: 1" = 350'

**GENERAL NOTES**

- WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
- REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

**REPLACEMENT OF PUBLIC IMPROVEMENTS**

- ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
- ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
- ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

**STATIONING AND PIPE LENGTH NOTE**

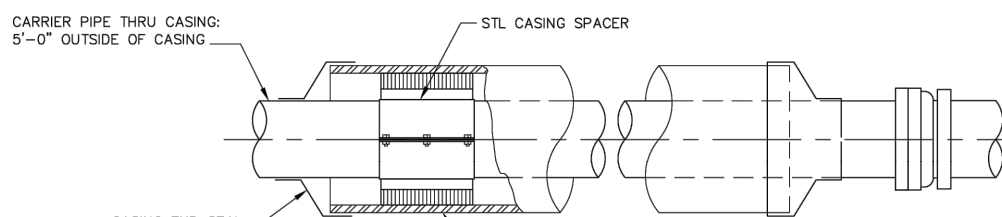
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**TERMINATION OF CASING NOTE**

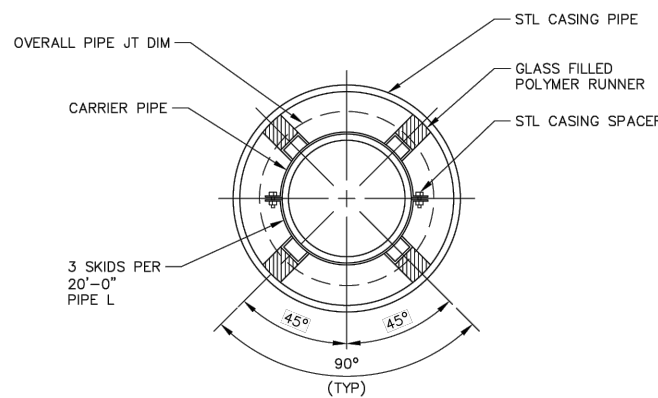
FOR THE TERMINATION OF CASING LINK-SEAL MODULAR SEALS, BY GPT WILL BE USED.

**CASING SPACERS NOTE**

FOR CASING SPACERS POLYETHYLENE RUNNERS WILL BE USED PER ASTM F2306.

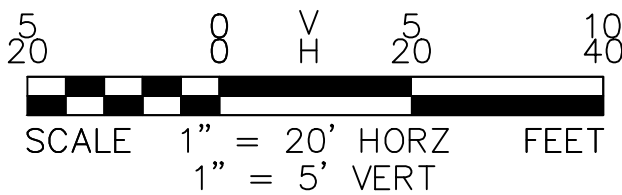


**SLED**



**PIPE CASING**

CARRIER PIPE NOMINAL Ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"



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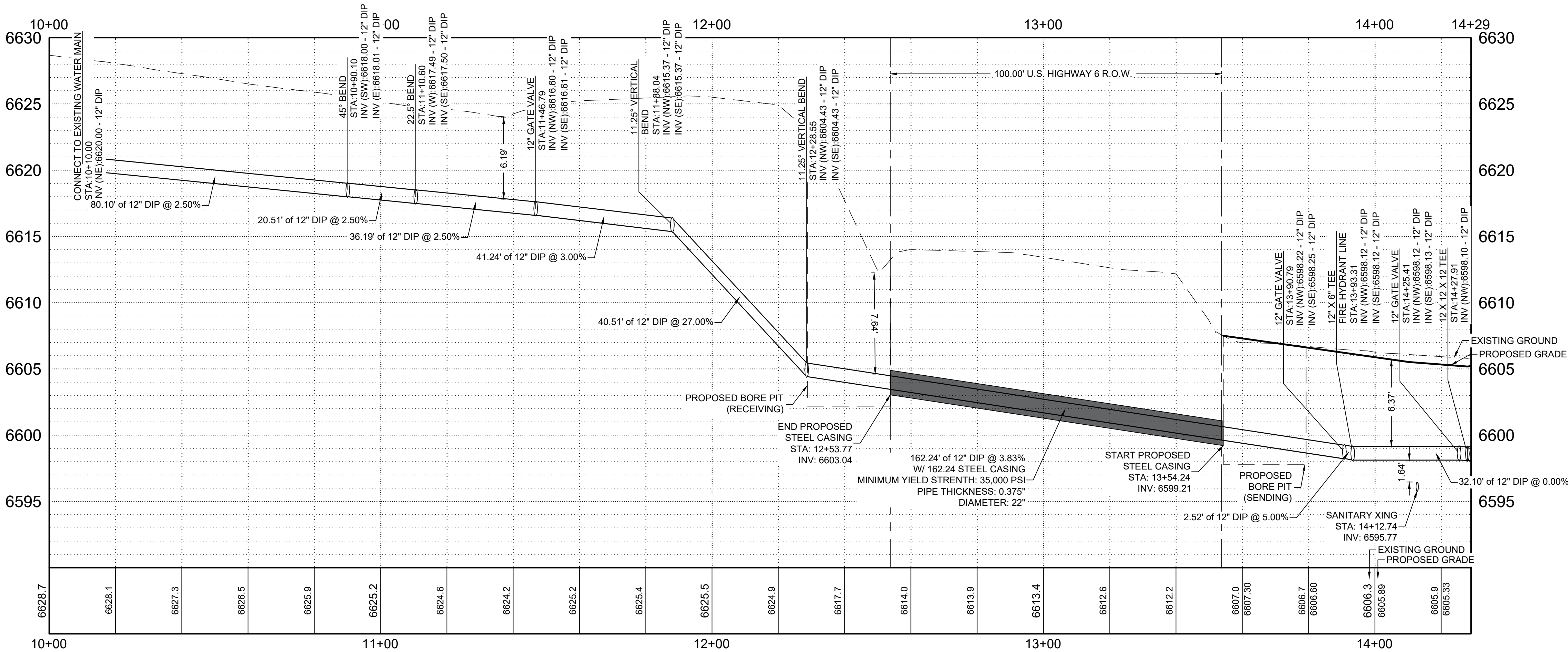
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SHEET DESC.:	8
SHEET NO.:	8 OF 10





Know what's below.  
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**B** WATER MAIN 1 - STA. 10+00 - 14+83 - PROFILE VIEW  
SCALE: H 1" = 20' V 1" = 5'

#### NOTE TO CONTRACTOR

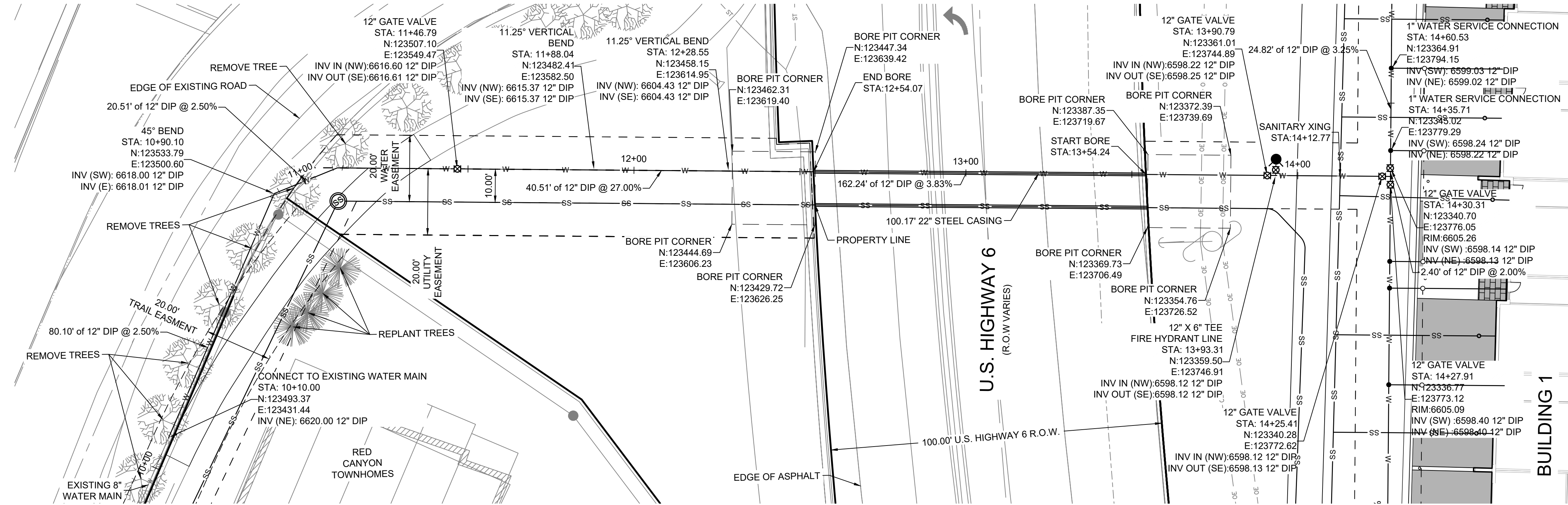
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

#### CASING SPACERS NOTE

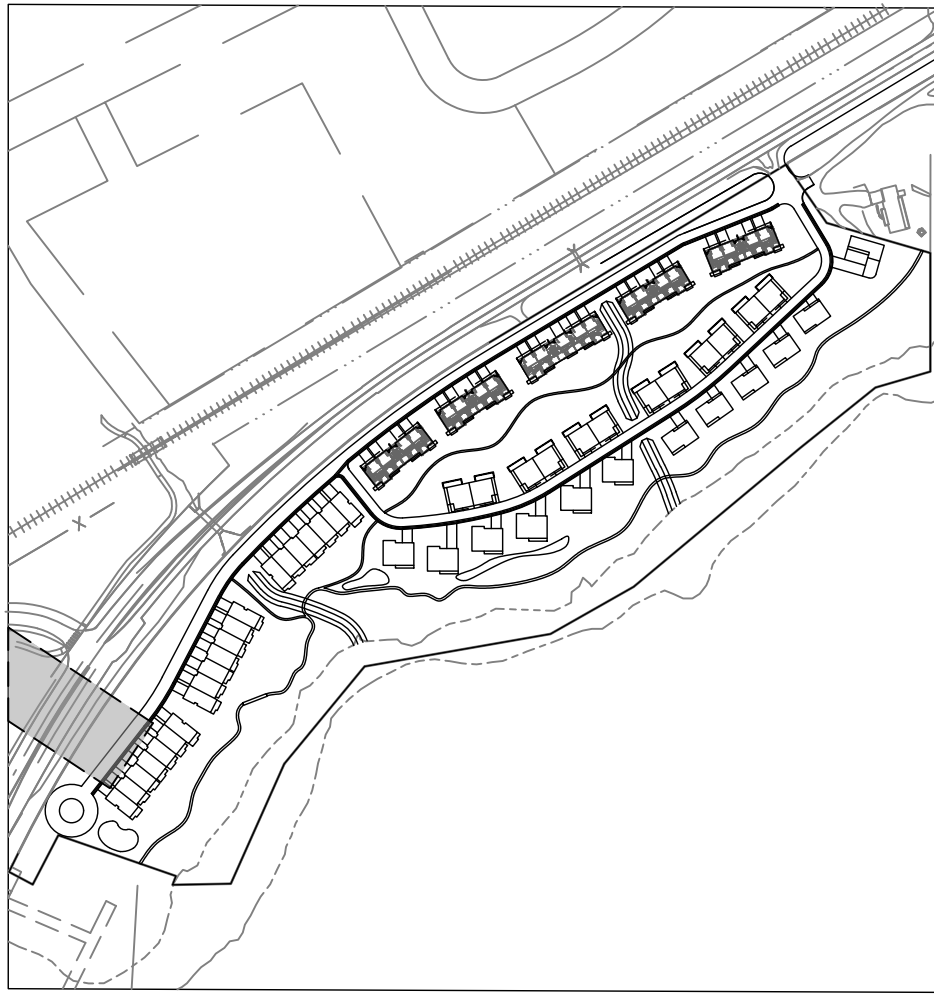
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#### TERMINATION OF CASING NOTE

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**A** WATER MAIN 1 - STA. 10+00 - 14+83 - PLAN VIEW  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 350'

#### GENERAL NOTES

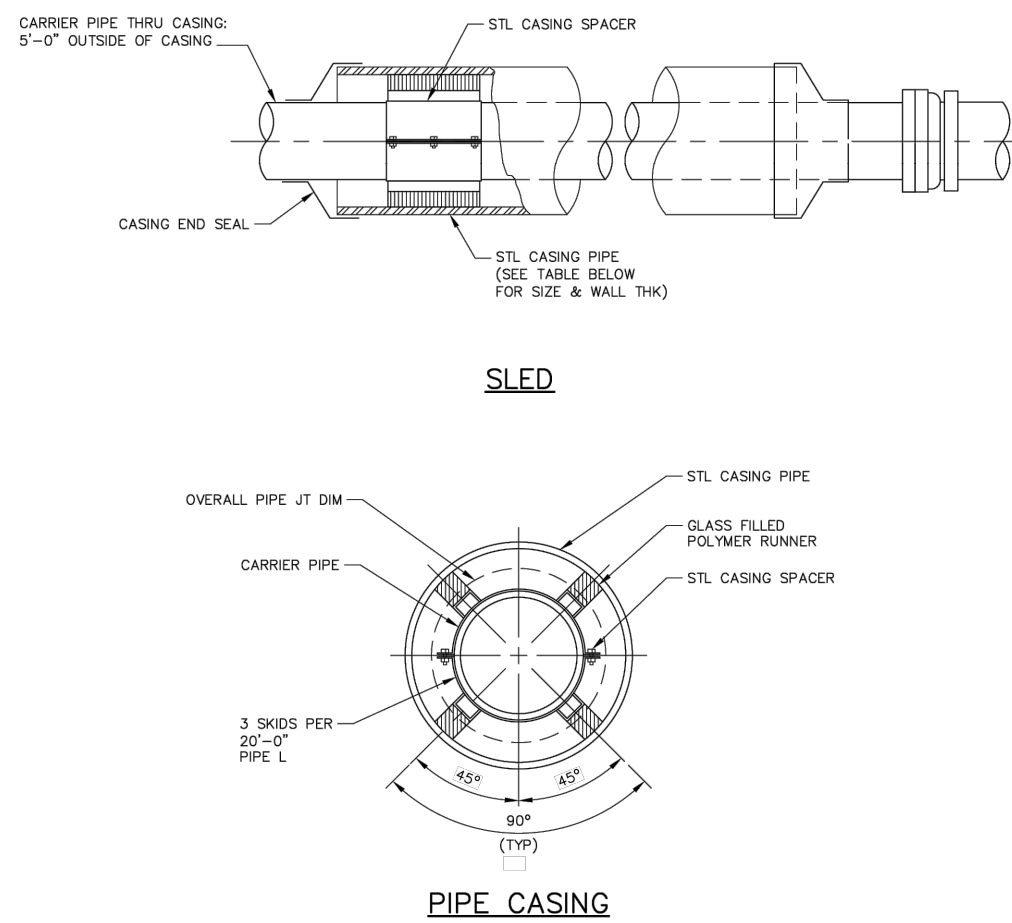
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#### REPLACEMENT OF PUBLIC IMPROVEMENTS

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- ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
- ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

#### STATIONING AND PIPE LENGTH NOTE

STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.



CARRIER PIPE NOMINAL Ø	CASING PIPE MIN. OD	CASING PIPE MIN. WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

SCALE 1" = 20' HORZ  
1" = 5' VERT

CIVIL ENGINEER  
**WILSON & COMPANY**  
990 S BROADWAY SUITE 220  
DENVER, COLORADO 80209  
PHONE: 303-297-2976  
FAX: 303-297-2693  
WWW.WILSONCO.COM

PROPERTY OWNERS:  
**GRIFFIN DEVELOPMENT, LLC**  
701 W. LIONHEAD CIR.  
VAIL, CO 81657

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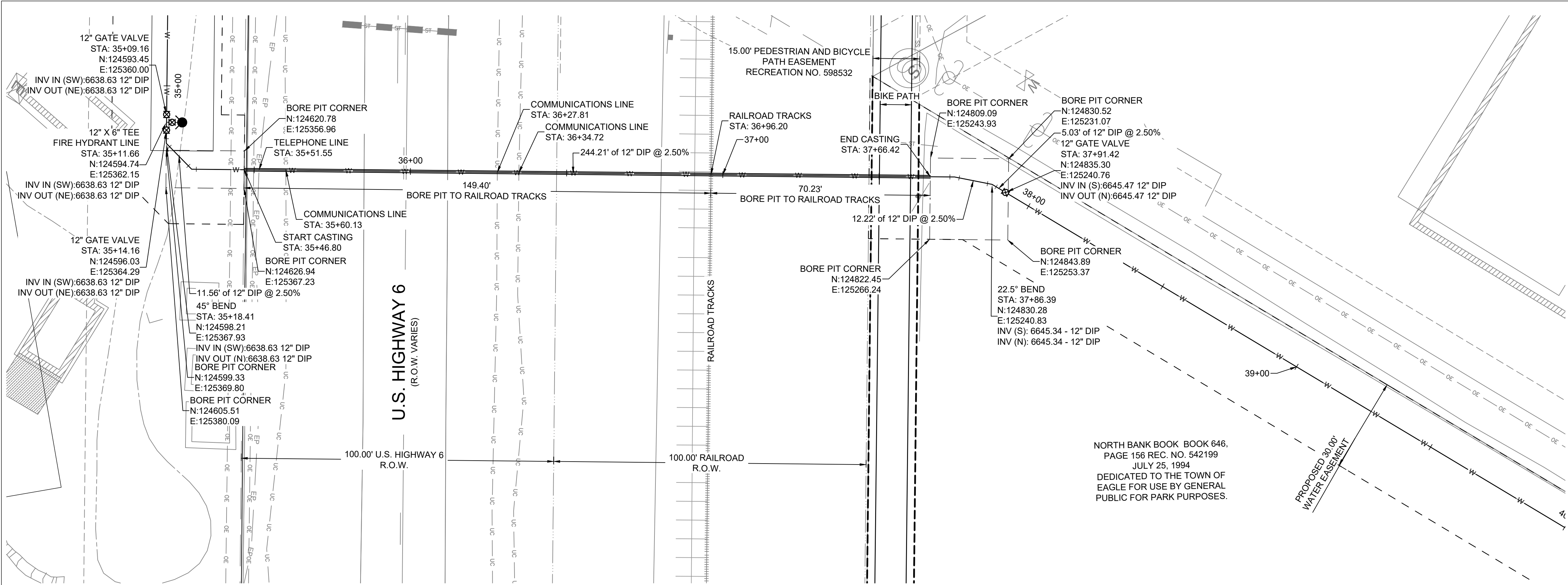
PROJECT NAME:  
**RED MOUNTAIN RANCH**

REV.	DATE	DESCRIPTION	BY

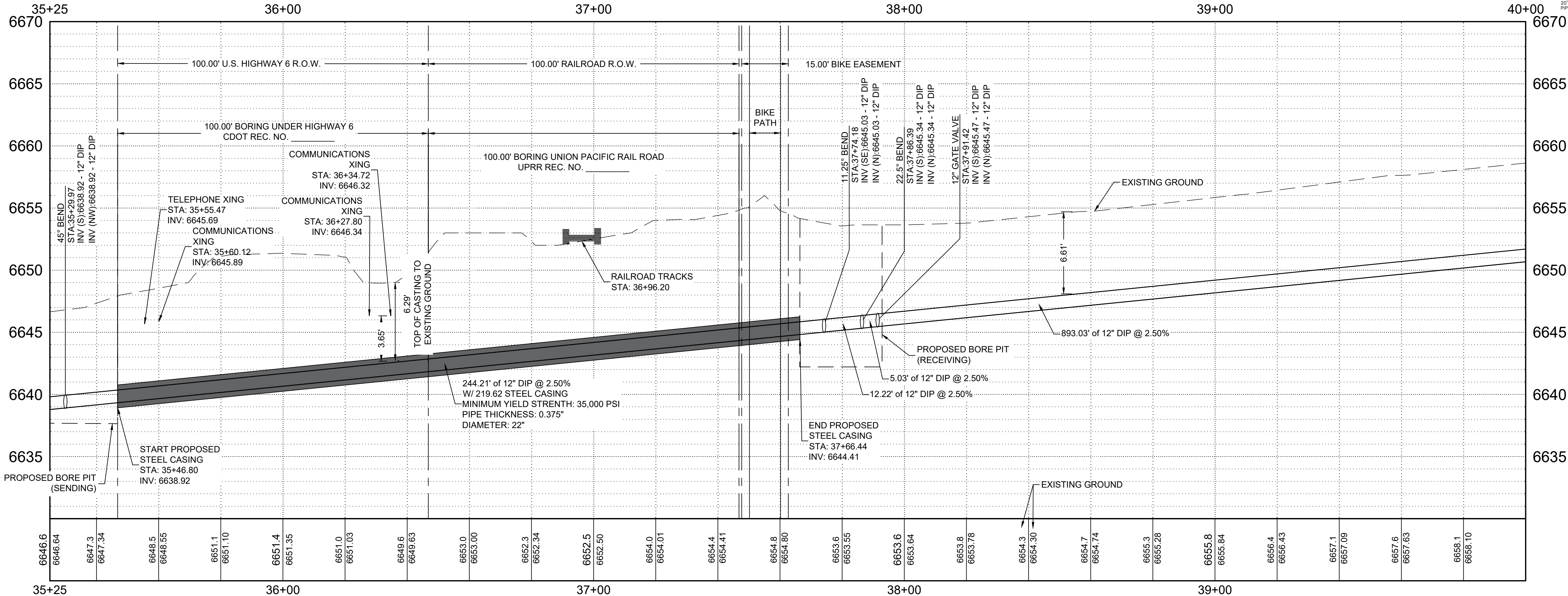
PROJECT NO: 23-600-691-00  
DESIGNED BY: BDB  
DRAWN BY: TLC  
CHECKED BY: BDB  
DATE: JANUARY 16, 2026  
SHEET TITLE:  
**WATER MAIN 1 - PLAN & PROFILE - STA. 10+00 - 14+83**

SHEET DESC.: 9  
SHEET NO.: 9 OF 10





**A** WATER MAIN 1 - STA. 35+25 - 40+00 - PLAN VIEW  
SCALE: 1" = 20'



**B** WATER MAIN 1 - STA. 35+25 - 40+00 - PROFILE VIEW  
SCALE: H 1" = 20' V 1" = 5'

**STATIONING AND PIPE LENGTH NOTE**

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**TERMINATION OF CASING NOTE**

FOR THE TERMINATION OF CASING LINK-SEAL MODULAR SEALS, BY GPT WILL BE USED.

**BELL NOTE**

BELLS ON PIPE SHOULD BE LAID UPHILL.

**CASING SPACERS NOTE**

FOR CASING SPACERS POLYETHYLENE RUNNERS WILL BE USED PER ASTM F2306.

**BORE PIT NOTE**

EDGE OF BORE PIT WILL BE SHORED TO AVOID IMPACTS TO NEIGHBORING PROPERTY.

**JOINT TYPE**

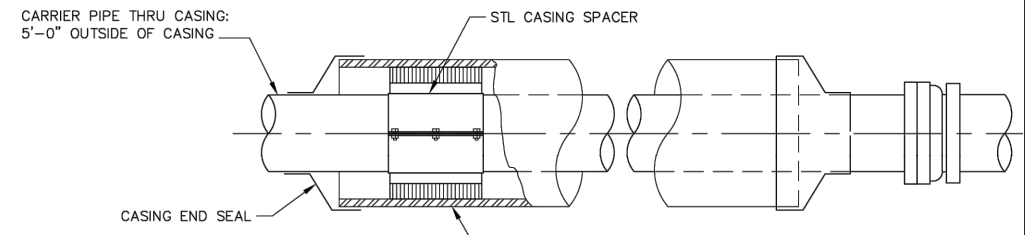
JOINTS SHALL BE GPT LINK-SEAL MODULAR SEALS.

**GENERAL NOTES**

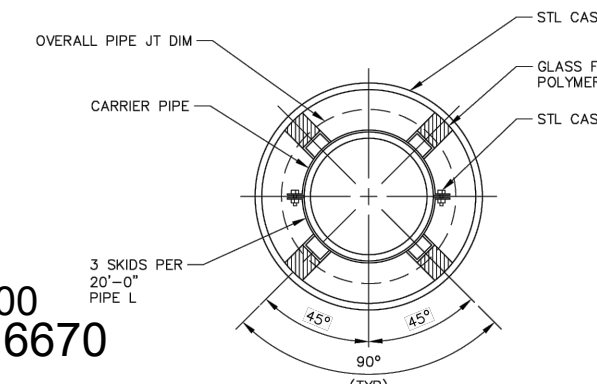
- WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
- REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.
- REFERENCE AREMA MRE MANUAL FOR DRY JACK AND BORE METHODS

**REPLACEMENT OF PUBLIC IMPROVEMENTS**

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**SLED**



**PIPE CASING**

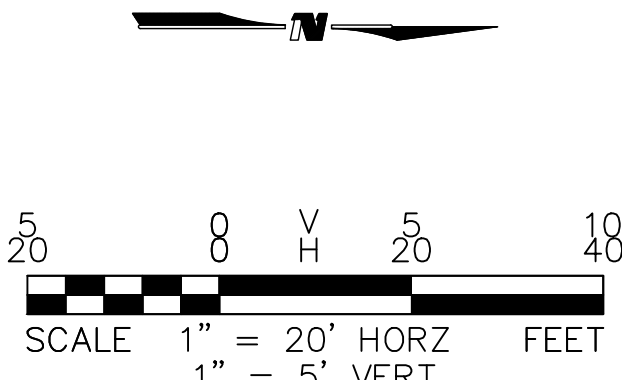
CARRIER PIPE NOMINAL Ø	CASING PIPE	
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8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
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**NOTE TO CONTRACTOR**

CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.



Know what's below.  
Call before you dig.



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SHEET DESC.: 10  
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